



**UNDER NEW  
OWNERSHIP**

# PETWIN MIDPARK CENTRE

340 Midpark Way SE  
Calgary, AB

# BUILDING HIGHLIGHTS



**101,961 SF**  
Building Size

## Office Space

Suite 200	10,598 SF	
Suite 207	1,515 SF	→ Avail Nov 1, 2024
Suite 330	3,785 SF	→ Show Suite Coming Soon
Suite 350	<del>1,063 SF</del>	→ <b>LEASED</b>
Suite 360	2,410 SF	→ Show Suite Coming Soon
Suite 370	7,069 SF	→ Demisable

**Market Rates**  
Lease Rates

**\$15.76 PSF** (Est. 2024)  
Operating Costs

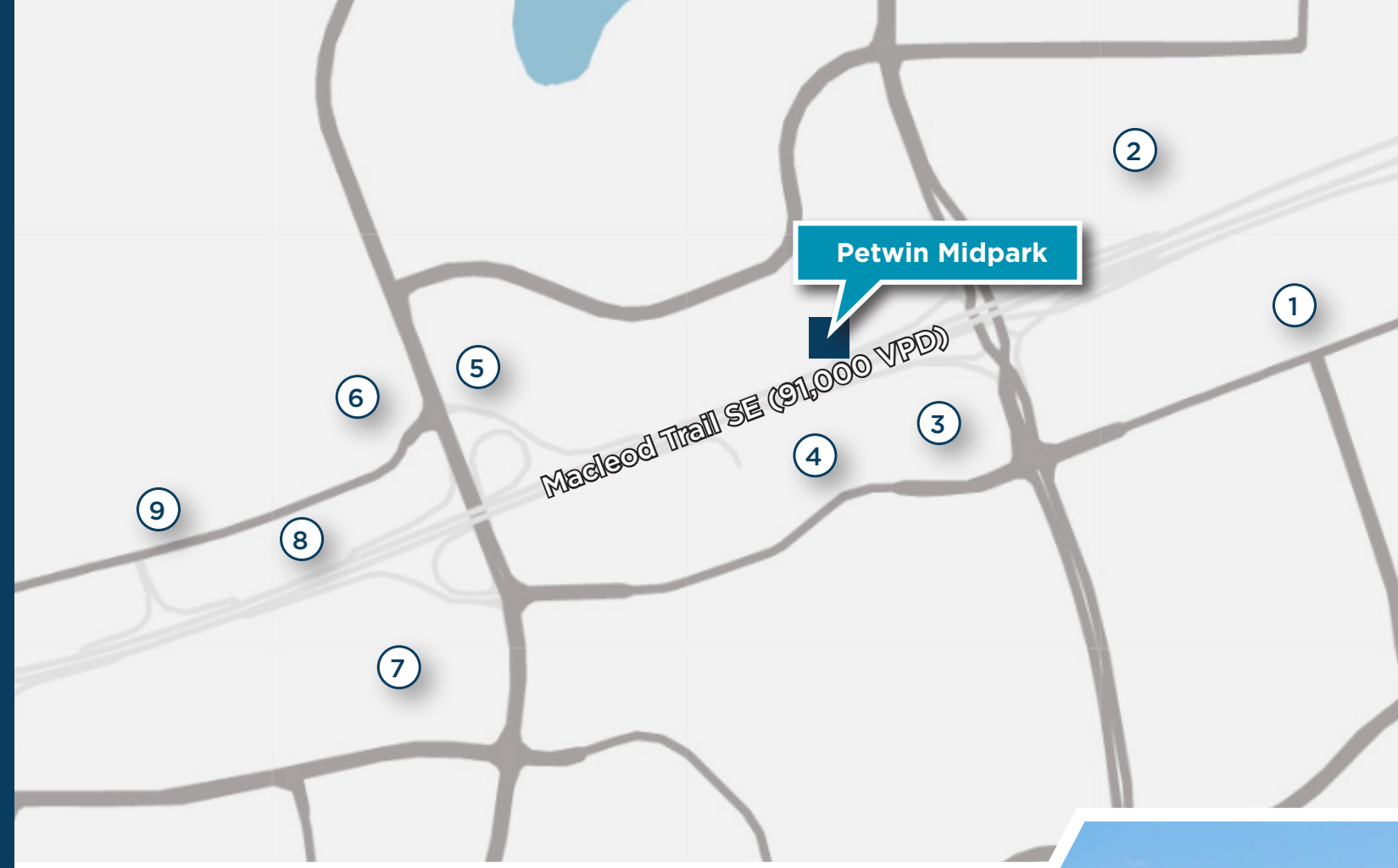
**Immediately, except Suite 207: Nov 1, 2024**  
Availability

**1:334 SF**  
Parking Ratio

**30 Additional Stalls**  
Visitor Parking

# PROPERTY HIGHLIGHTS

- Under new ownership, Petwin Properties
- Excellent parking ratio and visitor parking
- 24/7 accessible gym with locker room, Wi-fi, and recently renovated and private showers
- Secure bike room on the main floor
- Illuminated podium signage available
- Barrier free washrooms, fully modernized elevators, and updated main entry lobby area
- 2021 NRCan's Energy Star Score rating is 93
- Recent LED retrofits for lower energy costs
- BOMA BEST Gold certified property



# AMENITIES MAP

1. Walmart, The Home Depot, Boston Pizza, Best Buy, Sport Chek, Staples, Michaels, Mark's, Dairy Queen
2. Original Joe's, Starbucks, Fat Burger, The CattleBaron Steakhouse & Bar, Freshii
3. Shoppers Drug Mart, Blowers & Grafton, Esso, BMO, Winners, A & W, CIBC, Burger King
4. Real Canadian Superstore, Indigo, Landmark Cinemas, Moxie's Grill & Bar, Rusty's Roadhouse Bar & Grill, TD Bank, Hudsons Canada's Pub
5. McDonalds, Dollarama, Wendy's, Eggsmart, TreeHouse Indoor Playground
6. Mobil 1, Subway, DOMO, Scotiabank, TacoTime, Freedom Mobile
7. Sobeys, TD Bank, Starbucks, Kinjo, Little Creek Veterinary Clinic
8. Tim Hortons, KFC, Centex, Integra Tire
9. Benjamin Moore, CARSTAR, Auto Value



# FLOOR PLANS

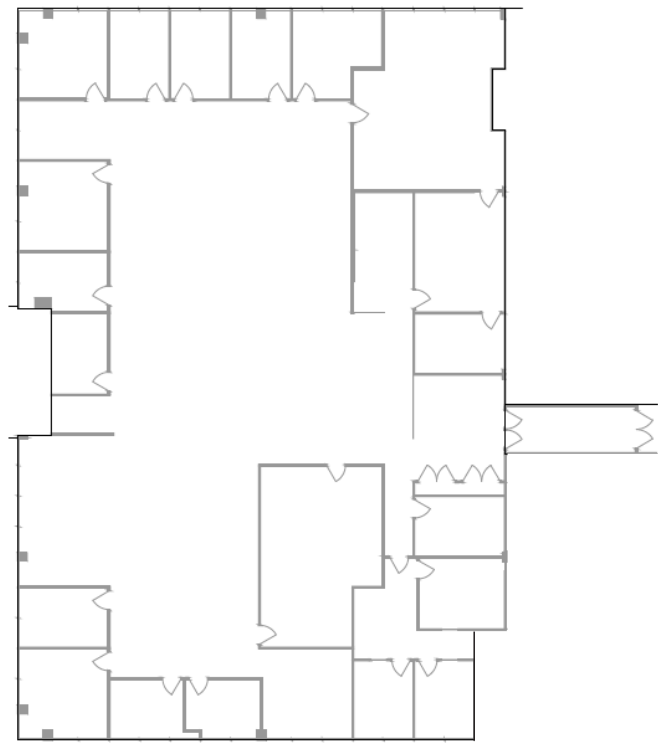


# FLOOR PLANS

## 2nd Floor

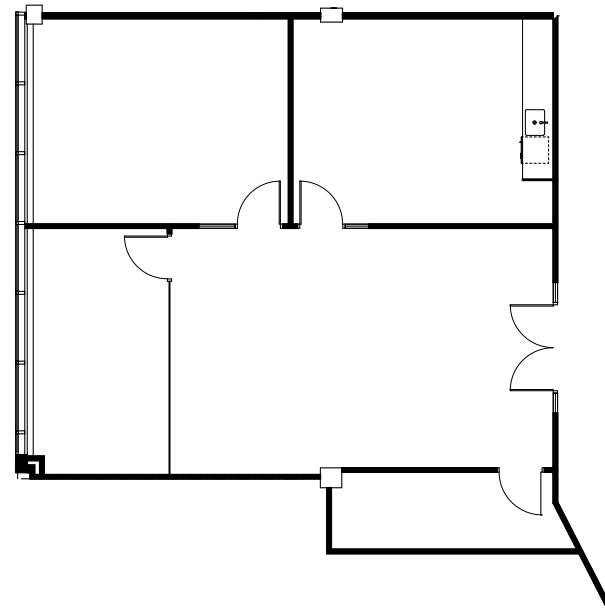
Suite 200: 10,598 SF

- Windows/natural light surrounding 3 sides of the space



Suite 207: 1,515 SF

- Available November 1, 2024



## 3rd Floor

~~Suite 310: 2,822 SF LEASED~~

~~Suite 320: 2,550 SF LEASED~~

Suite 330: 3,785 SF

- Show Suite Coming Soon

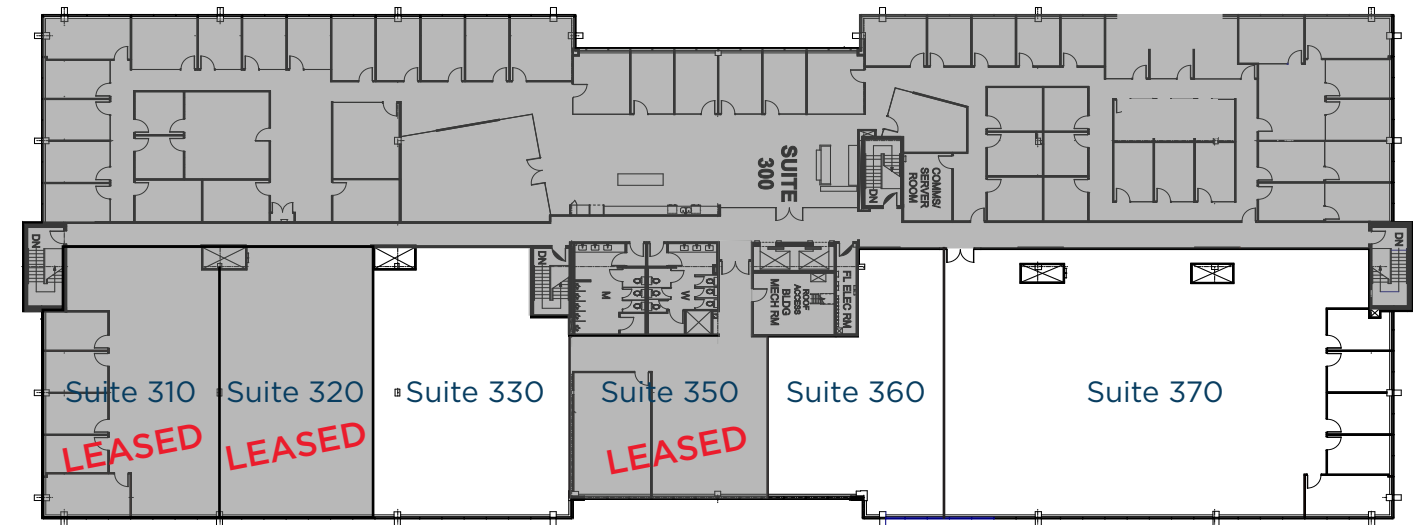
~~Suite 350: 1,063 SF LEASED~~

Suite 360: 2,410 SF

- Show Suite Coming Soon

Suite 370: 7,069 SF

- Demisable



**PETWIN**  
MIDPARK CENTRE



340 MIDPARK  
WAY SE



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